

THIS INSTRUMENT WAS PREPARED BY:

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EVANS & EVANS LAWYERS, LLC  
2001 Park Place North, Suite 540  
Birmingham, AL 35203

20200306000089410  
03/06/2020 11:49:35 AM  
ESMTAROW 1/4

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

EASEMENT


Know all men by these presents, that in consideration of one dollar (\$1.00) and other good and valuable consideration to the undersigned Grantors paid by the Grantee herein, the receipt whereof is acknowledged, Jeff T. Brewer and Carmen Farmer Brewer (Grantors), as husband and wife, do grant, bargain, sell and convey unto the Town of Indian Springs Village, Alabama (Grantee) an easement for drainage and buffering in, on, over, and under the real estate described on Exhibit A which is attached hereto and made a part hereof as if set out *in haec verba* and situated in Shelby, County, Alabama. The above-described conveyance is made subject to the existing encroachments on the easement detailed in the Buffer Exhibit attached as Exhibit B hereto.

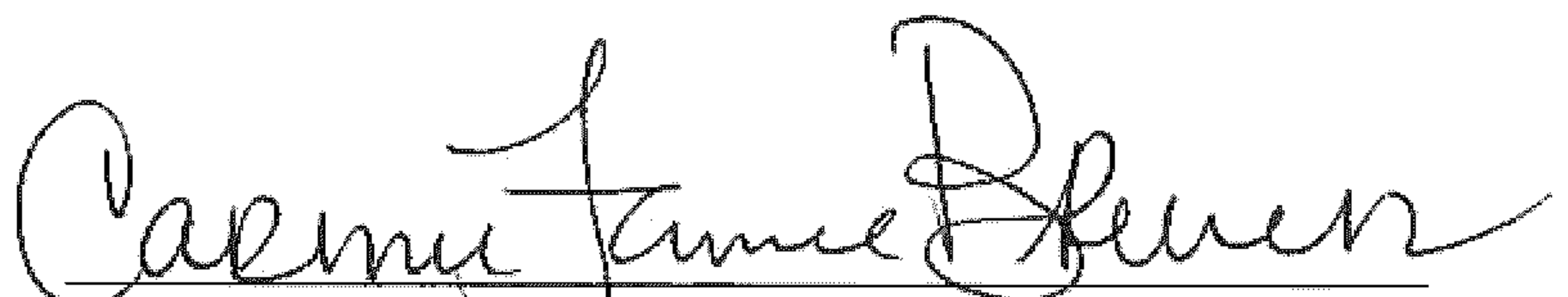
This easement is for the express purpose of conveying to the Grantee, its successors and assigns, a permanent easement appurtenant for drainage and buffering serving that certain real property described in that certain Warranty Deed in favor of Cape Group, L.L.C., recorded with the Shelby County, Alabama, Judge of Probate as Instrument Number 20140702000200480 on July 2, 2014.

To have and to hold unto the said Grantee, its heirs and assigns forever.

IN WITNESS WHEREOF, Grantors have caused these presents to be executed as of this the 28 day of February 2020.

GRANTORS:

  
\_\_\_\_\_  
Jeff T. Brewer, a married man

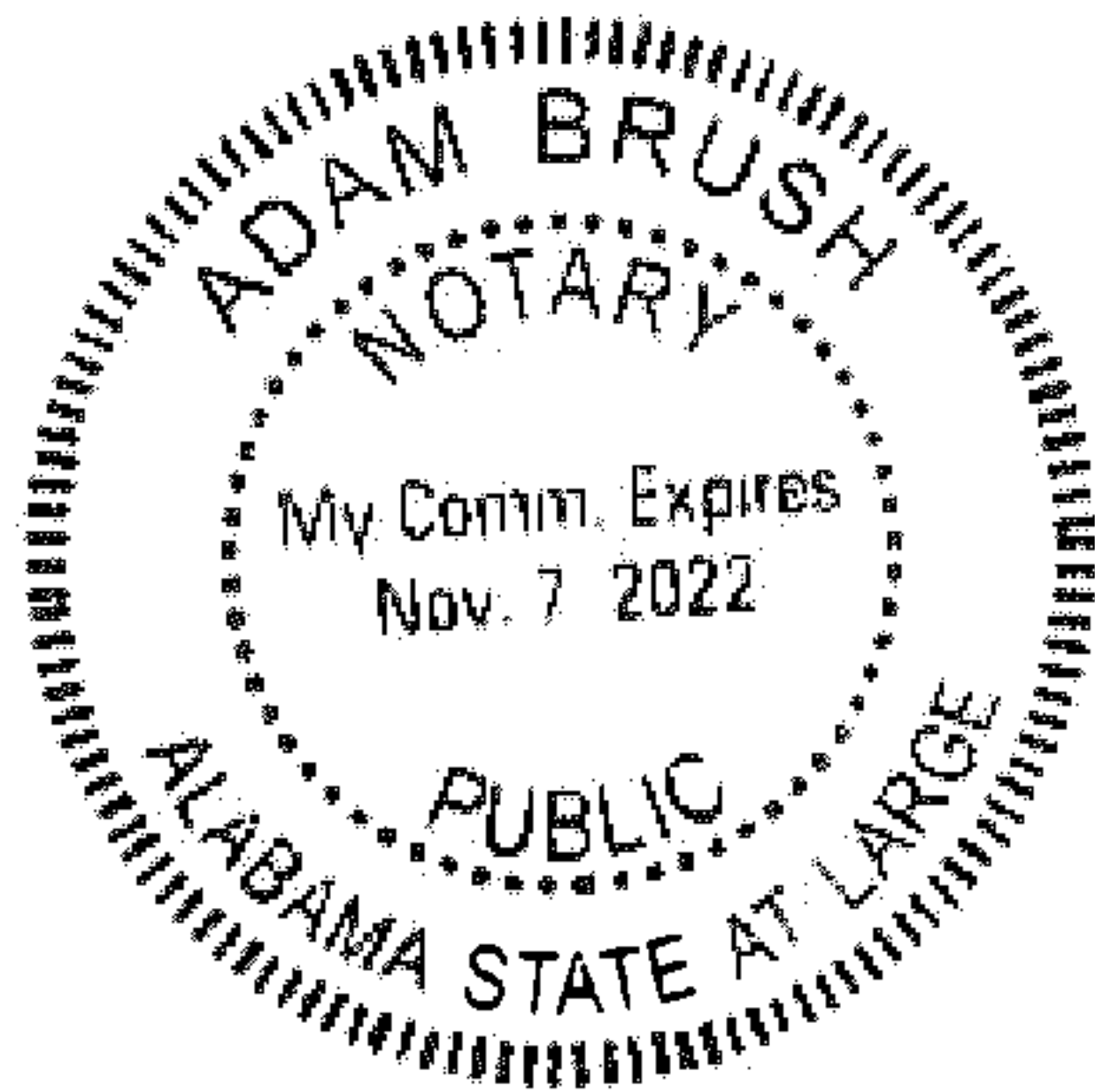
  
\_\_\_\_\_  
Carmen Farmer Brewer, a married woman


STATE OF ALABAMA )

COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeff T. Brewer**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28<sup>th</sup> day of Feb, 2020.



  
\_\_\_\_\_  
Notary Public

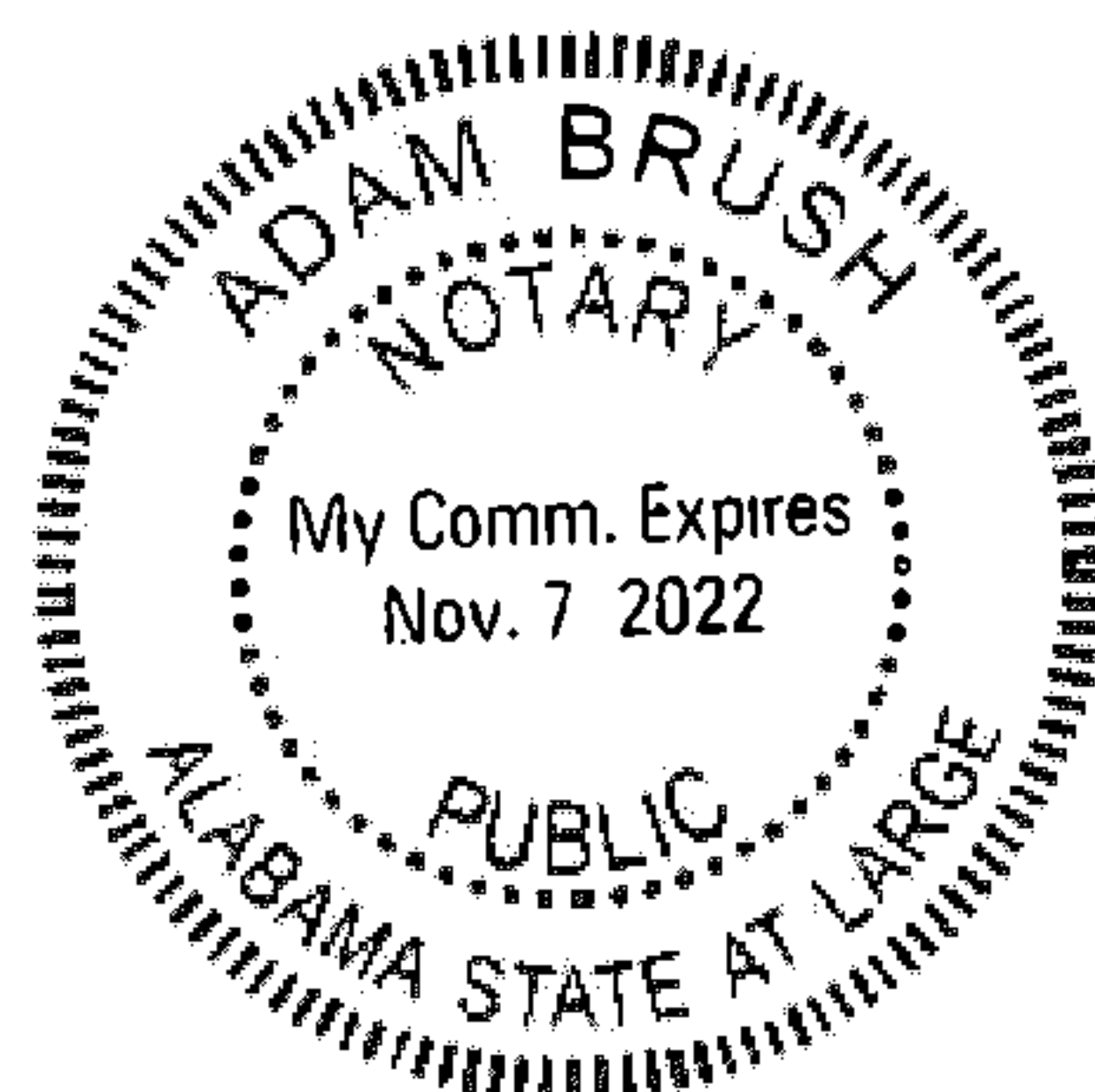
My Commission Expires: 11/07/2022

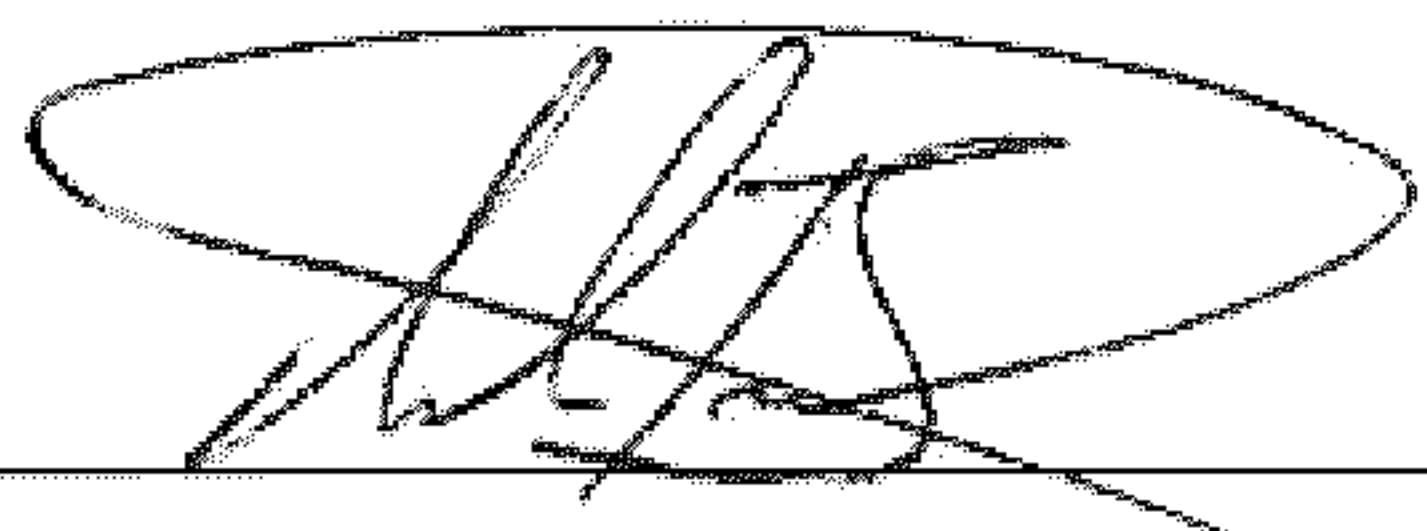
STATE OF ALABAMA )

COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Carmen Farmer Brewer**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28<sup>th</sup> day of Feb, 2020.



  
\_\_\_\_\_  
Notary Public

My Commission Expires: 11/07/2022

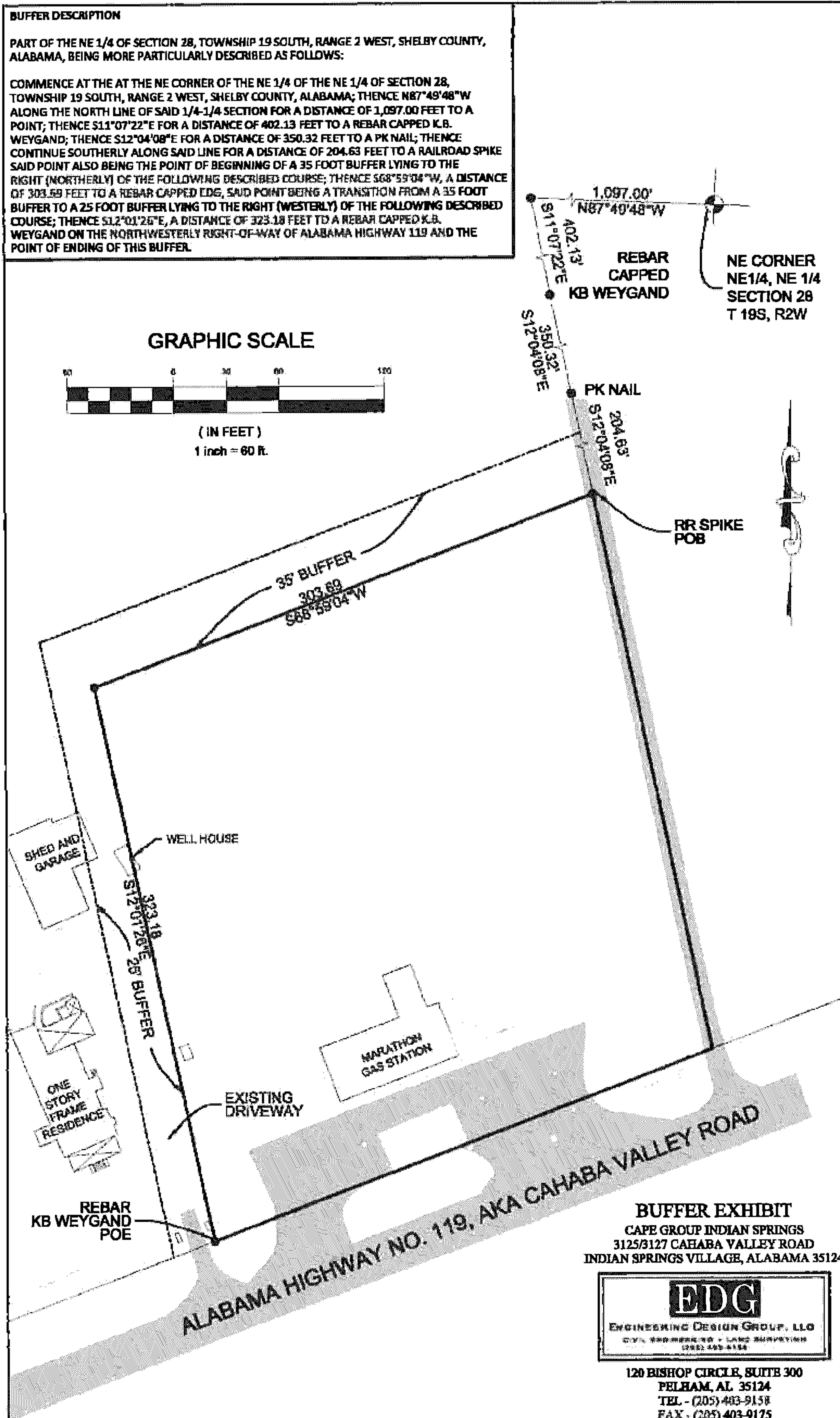
**Exhibit A**

Part of the NE 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the at the NE corner of the NE 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama; thence N87°49'48"W along the north line of said 1/4-1/4 section for a distance of 1,097.00 feet to a point; thence S11°07'22"E for a distance of 402.13 feet to a rebar capped K.B. Weygand; thence S12°04'08"E for a distance of 350.32 feet to a PK nail; thence continue southerly along said line for a distance of 204.63 feet to a railroad spike said point also being the POINT OF BEGINNING of a 35 foot buffer lying to the right (northerly) of the following described course; thence S68°59'04"W, a distance of 303.69 feet to a rebar capped EDG, said point being a transition from a 35 foot buffer to a 25 foot buffer lying to the right (westerly) of the following described course; thence S12°01'26"E, a distance of 323.18 feet to a rebar capped K.B. Weygand on the northwesterly right-of-way of Alabama Highway 119 and the POINT OF ENDING of this buffer.



## Exhibit B



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/06/2020 11:49:35 AM  
\$32.00 CHERRY  
20200306000089410



*Allen S. Boyd*